

ORDINANCE NO. 2760 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY FROM A-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT) FOR DEVELOPMENT PLAN TITLED "CENTRADA NORTE" LOCATED AT 6252 NORTH 91<sup>st</sup>; AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on November 18, 2010, in zoning case ZON10-03 in the manner prescribed by law for the purpose of rezoning property located at 6252 North 91<sup>st</sup> Avenue from A-1 (Agricultural) to PAD (Planned Area Development).

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in *The Glendale Star* on November 4, 2010; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the zoning of property as aforesaid and the Mayor and the Council desire to accept such recommendation and rezone the property described on Exhibit A as a PAD (Planned Area Development) in accordance with the Development Plan currently on file with the Planning Department as of the date of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That a parcel of land in Glendale, Maricopa County, Arizona located at 6252 North 91<sup>st</sup> Avenue is hereby conditionally rezoned from A-1 (Agricultural) to PAD (Planned Area Development) as enacted by Ordinance No. 1259, New Series, dated December 27, 1983, to PAD (Planned Area Development) in accordance with the Development Plan titled "Centrada Norte" currently on file with the Planning Department as of the date of this ordinance.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the development being in substantial conformance with the Development Plan titled "Centrada Norte" prepared September 15, 2010 and date stamped November 8, 2010 and permitted uses contained therein.

SECTION 3. That the rezoning herein provided for be further conditioned and subject to the following:

1. Development shall be in substantial conformance with the development plan outlined in the PAD document, date stamped November 8, 2010.

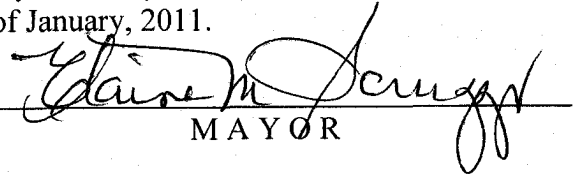
2. A maximum of 365 residential units shall be allowed. This includes live/work units, hotel/condos and attached or detached multi-family residential units.
3. A Master Sign Package shall be submitted for the entire PAD with the first design review submittal and shall follow the development standards found in the City of Glendale Zoning Ordinance.
4. Live entertainment, both inside and outside, shall comply with the City of Glendale Municipal Code for noise abatement.
5. Shared use of parking spaces among various land uses such as office and retail shall be reviewed at the time of design review and shall be reviewed by the Planning and Transportation Departments.
6. When applicable, based on Federal Aviation Administration (FAA) requirements and staff analyses of previously approved building heights in the immediate area, prior to issuance of any building permits for Centrada Norte and for any building where the building height exceeds 100 feet, the applicant shall submit form #7460 to the FAA and shall submit the FAA's determination to the City. A negative determination by the FAA may result in lowering the maximum building height permitted within Centrada Norte.
7. Any new water/sewer/access easements and additional right-of-ways shall be dedicated to the City of Glendale prior to the first Certificate of Occupancy for that particular building.
8. The project may be responsible for the following offsite improvements in conjunction with the first Certificate of Occupancy issued for the project, unless a development agreement is established between the applicant and the City that changes the construction timing of improvements:
  - a. Future traffic signal at 93<sup>rd</sup> Avenue & Maryland Avenue – the applicant shall be responsible for the design and construction of the underground signal infrastructure on all four corners of the intersection, including the signal pole foundations and conduit runs.
  - b. Right-of-way dedication, roadway design and construction of 93<sup>rd</sup> Avenue in its entirety within the project's limits. The amount of right-of-way dedication will be determined in design review.
  - c. Right-of-way dedication, roadway design and construction of a third southbound lane, right turn lanes/bus bays, sidewalk, curb, gutter, streetlights and landscaping for 91<sup>st</sup> Avenue. The amount of right-of-way dedication will be determined in design review.
  - d. Design and construction of the signal modifications at 91<sup>st</sup> Avenue & Stadium Way and at 91<sup>st</sup> Avenue & Maryland Avenue due to the roadway widening of 91<sup>st</sup> Avenue.

9. The approved traffic study states that Centrada Norte would generate approximately 3,978 total daily trips with 242 occurring in the AM peak hour and 290 occurring in the PM peak hour. An update to the approved traffic study shall be required during the design review process and additional roadway improvements may be needed to accommodate the project if the City of Glendale Transportation Department determines that the peak hour trips would increase by more than a 10% change for the project.
10. The eastbound through movement at Rose Lane will need to be restricted to protect the residential neighborhood to the east, and no left turns out of the driveway will be allowed.
11. With the exception of Rose Lane, all of the driveways located on 91<sup>st</sup> Avenue shall be restricted to right-in/right-out only.

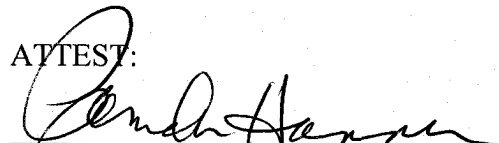
SECTION 4. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 5. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.


PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 25th day of January, 2011.

  
MAYOR

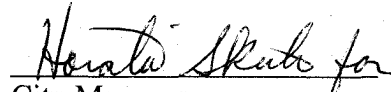
ATTEST:

  
City Clerk (SEAL)

APPROVED AS TO FORM:

  
City Attorney

REVIEWED BY:

  
City Manager

August 2, 2010  
Rick No. (ref 3840)  
MEC

### LEGAL DESCRIPTION

A portion of the Southeast quarter of Section 9, Township 2 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found brass cap, in hand hole, marking the Northeast corner of said Southeast quarter of Section 9, from which the Southeast corner of said Southeast quarter bears South 00 degrees 13 minutes 14 seconds East a distance of 2595.26 feet;

THENCE South 00 degrees 13 minutes 14 seconds East, along the East line of said Southeast quarter, 1365.26 feet;

THENCE South 89 degrees 46 minutes 46 seconds West, 790.00 feet to a point on the West line of the East 790 feet of said Southeast quarter;

THENCE North 00 degrees 13 minutes 14 seconds West, along said West line, 1341.18 feet to a point on the North line of said Southeast quarter;

THENCE North 88 degrees 02 minutes 02 seconds East, along said North line, 790.37 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 24.542 acres, more or less, and subject to all easements of record.

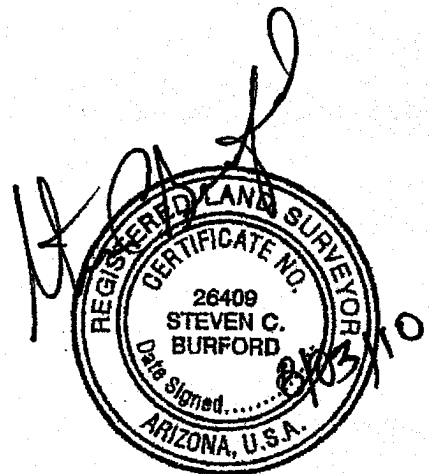


EXHIBIT "A"

Expires: 09-30-10

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SCALE 1" = 200'

N LINE, SE1/4

MARYLAND AVE

N88°02'02"E 790.37'

NE COR, SE1/4  
SEC 9  
P.O.B.

E LINE, SE1/4

N00°13'14"W 1341.18'

S00°13'14"E 1365.26'  
91ST AVE.

S89°46'46"W 790.00'

W LINE, E 790, SE1/4

EXHIBIT "A"

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